



RESOLUTION OF ADOPTION

Maricopa County Board of Supervisors

MARICOPA COUNTY 2020, EYE TO THE FUTURE

**RESOLUTION ADOPTING THE
MARICOPA COUNTY COMPREHENSIVE PLAN
OCTOBER, 20, 1997**

BE IT RESOLVED by the Maricopa County Board of Supervisors as follows:

WHEREAS, Title 11, Section 806 of the Arizona Revised Statutes directs the Planning and Zoning Commission to prepare “a comprehensive plan of the area of jurisdiction of the county for the purpose of bringing about coordinated physical development in accordance with the present and future needs of the county. The comprehensive plan shall be developed so as to conserve the natural resources of the county, to ensure efficient expenditure of public funds, and to promote the health, safety, convenience, and general welfare of the public.”; and

WHEREAS, Maricopa County, over the last several decades has been among the most desirable places in the United States to live and do business, resulting in rapid growth in population and economic opportunity; and

WHEREAS, this Comprehensive Plan has been developed to accommodate growth and economic prosperity, to enhance the high quality of life in Maricopa County, and to facilitate continued development in a coordinated and harmonious fashion; and

WHEREAS, this Board acknowledges the responsibility to exercise its power in establishing land use patterns and development requirements which mitigate adverse impacts to the environment and ensure compatible land uses while enhancing individual freedom and opportunity, respecting private property rights, and facilitating competition and the operation of a free marketplace; and

WHEREAS, growth in accordance with sound planning can result in a stronger economy, more efficient use of infrastructure, compatible development patterns, decreased pollution, protection of natural resources, and an improved quality of life; and



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WHEREAS, consideration of development issues requires a regional perspective to ensure coordinated development and preservation of the quality of life in the county; and

WHEREAS, this Board seeks to establish an efficient and cost effective government framework to accomplish the foregoing with well designed processes, coordinated effort, and careful avoidance of duplicative or conflicting requirements with other government agencies; and

WHEREAS, this Comprehensive Plan will provide the Board of Supervisors and other decision makers in the county, both public and private, with proper long range guidelines to make decisions based on clear regional policies; and

WHEREAS, prior to the preparation of the final Comprehensive Plan document, over 120 public meetings, community workshops and focus groups were conducted to understand issues concerning growth; to develop a vision for the County; and to establish policies for land use, transportation, economic development, and the environment to achieve the goals and desires of the community; and

WHEREAS, the General Plans of the cities and towns within Maricopa County have been carefully considered as they relate to unincorporated lands; and

WHEREAS, an Oversight Steering Committee, comprised of members of the Board of Supervisors, the Planning and Zoning Commission, and the Transportation Advisory Board, was established to provide guidance and strategic direction in the preparation of this Comprehensive Plan; and

WHEREAS, this Comprehensive Plan is a policy guide and is intended to give direction to the creation and revision of Area Plans and is intended to be changed from time to time by the Board of Supervisors; and

WHEREAS, the Planning and Zoning Commission of Maricopa County, after careful study and a public hearing, has recommended the adoption of this Comprehensive Plan to the Board of Supervisors; and

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WHEREAS, the Board of Supervisors has carefully considered the Comprehensive Plan and has held a public hearing and finds that said Plan constitutes a suitable, logical, and timely document to guide the future development of Maricopa County to the year 2020.

NOW, THEREFORE, BE IT RESOLVED, that the document consisting of the text, maps, and supporting materials entitled *“Maricopa County 2020, Eye to the Future”* and dated 1997 is hereby adopted as the comprehensive plan of Maricopa County in accordance with A.R.S. §11-824, this 20th day of October, 1997; and

RESOLVED FURTHER, the goals, objectives, and policies contained in the Land Use, Transportation, Environment, and Economic Development Elements and the recommended Comprehensive Plan Agenda for Action be implemented as policy.

RESOLVED FURTHER, this Comprehensive Plan may be amended from time to time to reflect changing community needs or desires, and to represent the best thinking of the Board of Supervisors and the Planning and Zoning Commission; and

RESOLVED FURTHER, the Commission shall review the Comprehensive Plan every four years and recommend amendments, if it determines any should be made. The review should be timed so that necessary amendments to the Comprehensive Plan be adopted prior to the development of the Capital Improvement Programs of the Department of Transportation and the Flood Control District; and

RESOLVED FURTHER, the Planning and Zoning Commission shall conduct a major update of the Comprehensive Plan every ten years; and

RESOLVED FURTHER, the General Plans of the cities and towns of Maricopa County shall serve as a guideline for the physical development of unincorporated lands within specific General Plan areas insofar as such plans have been updated or reviewed within five years and have included the values, visions, and goals of the residents and property owners within said unincorporated lands; and



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RESOLVED FURTHER, all matters affecting the rezoning or physical development of lands in the unincorporated county submitted to the Planning and Zoning Commission shall be in general conformity to the goals, or an approved Development Master Plan. All submittals shall include a report indicating general conformity to the plan; and

RESOLVED FURTHER, all matters affecting the rezoning or physical development of unincorporated lands within the General Plan of a municipality shall be generally consistent with the General Plan within which the lands are contained insofar as the General Plan has been updated or reviewed within five years and has gone through a public notice and participation process which includes landowners and residents in the unincorporated portions of the specific General Plan.

10/20/97

Chairman

Date

10/20/97

Attest:

Clerk of the Board

Date

10/20/97

Director,
Planning and Development Department

Date



EXECUTIVE SUMMARY

OVERVIEW

Maricopa County is required by state law to prepare a comprehensive plan “to conserve the natural resources of the county, to ensure efficient expenditure of public funds, and to promote the health, safety, convenience, and general welfare of the public.” (A.R.S. §11-806)

The “Eye To the Future” planning process is structured to emphasize public involvement and incorporate comments, ideas, and direction of the public into the plan. Through this effort, the citizens of Maricopa County have developed a vision statement to guide the plan:

Our overriding vision for Maricopa County is to accommodate growth in a fashion that will preserve our sense of community and protect and enhance our quality of life. Priorities include protecting our unique desert environment, cultural heritage, and Southwestern lifestyle. These unique features define our region and provide an identity that is recognizable in the international arena. Recognition and enhancement of these characteristics are critical to our future success.

This plan seeks to create strong and vibrant communities within Maricopa County by encouraging orderly development while creating a healthy environment and a healthy economy. By accommodating new growth in areas that can sustain additional development, the plan endeavors to conserve scarce resources and to build strong communities based on an efficient transportation system, well-protected environmental resources, and a strong, diversified economy. The plan’s elements reflect the character of the county’s population, while the policies and implementation tools guide future land use and transportation decisions.

HOW TO USE THE PLAN

The Comprehensive Plan provides a guide for decisions by the Planning and Zoning Commission and the Board of Supervisors concerning growth and development. While it is to be used by policy makers to guide their decisions, it also serves as a reference for the private sector in making informed investment decisions.



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COMPREHENSIVE PLAN ELEMENTS

Each of the Comprehensive Plan elements contains a series of goals, objectives and policies used to define development standards, guide public investment, and guide public and private decision making.

LAND USE

LAND USE AREAS

Given the vast area under the jurisdiction of Maricopa County, the land use area designations in this plan embody generalized land use, development or preservation concepts. However, underlying these areas are more detailed plans that recommend specific land uses. The designations also vary by jurisdiction and regulatory authority. The designations are:

- ◆ Incorporated Areas
- ◆ General Plan Development Area
- ◆ County Area Plans
- ◆ Established Communities
- ◆ Existing Development Master Plans
- ◆ Dedicated Open Space
- ◆ Proposed Open Space
- ◆ Rural Development Area
- ◆ Municipal Planning Area

GOALS, OBJECTIVES, AND POLICIES

The goal of the land use element is to:

Promote efficient land development that is compatible with adjacent land uses, is well integrated with the transportation system, and is sensitive to the natural environment.

Within this goal, the following objectives apply:

- Objective L1** **Promote infill development.**
- Objective L2** **Provide employment opportunities proximate to housing.**
- Objective L3** **Encourage innovative and varied approaches to development.**
- Objective L4** **Provide for the coexistence of urban and rural land uses.**
- Objective L5** **Promote planned communities that provide a mix of housing types and land uses.**
- Objective L6** **Cluster development in appropriate patterns.**
- Objective L7** **Ensure the provision of adequate public facilities.**
- Objective L8** **Support innovative technological operations and facilities to encourage an appropriate balance of automobile use, and to encourage energy efficiency and the use of renewable resources.**



Objective L9 Integrate transportation planning with land use.

Objective L10 Promote the balance of conservation and development.

Objective L11 Promote an interconnected open space system.

TRANSPORTATION

The transportation element defines a system of transportation facilities and services that may be developed in Maricopa County through the year 2020. The element includes existing and future roadway networks and regional efforts towards creating a multi-modal system to accommodate transit, pedestrian, and bicycle needs. The transportation element provides an overview of the roadway conditions, network connections, and capacities and limitations of the existing system. The goals and objectives outlined in this element emphasize the need to maximize and efficiently use the existing and future Maricopa County transportation systems by considering alternatives to automobile travel and better coordinating land use as it relates to transportation planning.

GOALS, OBJECTIVES, AND POLICIES

The goal of the transportation element is to:

Provide an efficient, cost effective, integrated, accessible, environmentally sensitive, and safe county-wide multi-modal system that addresses existing and future roadway networks, as well as promotes transit, bikeways, and pedestrian travel.

Within this goal, the following objectives apply:

Objective T1 Reduce the proportion of trips made in single occupancy vehicles.

Objective T2 Increase transit ridership.

Objective T3 Employ applicable technology to improve the use of transportation facilities.

Objective T4 Identify and accommodate transportation corridors.

Objective T5 Optimize public investments.

Objective T6 Minimize travel times.

Objective T7 Reduce crashes.

Objective T8 Minimize and mitigate impacts of construction and operations.

ENVIRONMENTAL

Maricopa County's environmental ecosystems and land ownership patterns provide a complex natural setting and planning agenda. The Comprehensive Plan recognizes the importance of creating, improving, and conserving natural habitat and open space in



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order to increase biological diversity. The Plan focuses on maintaining and improving the physical environment, natural resource conservation, and other environmental considerations. The Environmental Element for the Comprehensive Plan summarizes existing conditions within the natural environment and identifies objectives that will ensure protection for the County's air, water, land, and cultural resources.

GOALS, OBJECTIVES, AND POLICIES

Two environmental goals have been established through the comprehensive planning process for Maricopa County that specifically address the natural and human environment:

Goal 1: Promote development that considers adverse environmental impacts on the natural and cultural environment, preserves highly valued open space, and remediates areas contaminated with hazardous materials.

Goal 2: Improve air quality and minimize noise impacts.

With these goals the following objectives apply:

GOAL ONE:

- Objective E1** Encourage preservation of significant mountainous areas with slope over 15% for parks, open space, and/or compatible recreation use.
- Objective E2** Promote development that is compatible with the visual character and quality of the site.
- Objective E3** Promote the appreciation and preservation of significant archeological and historic resources within the framework of state and federal laws, regulations, and guidelines.
- Objective E4** Encourage the protection of habitat.
- Objective E5** Promote the protection and preservation of riparian areas.
- Objective E6** Encourage the reduction of pollutants in rivers and streams within the framework of state and federal laws, regulations, and guidelines.
- Objective E7** Discourage new development in major 100-year floodplains.
- Objective E8** Encourage protection and enhancement of future water and groundwater supplies within the framework of state and federal laws, regulations, and guidelines.
- Objective E9** Encourage the cleanup and development of brownfield sites within unincorporated Maricopa County within the framework of state and federal laws, regulations, and guidelines.



GOAL TWO:

Objective 2E1 Support efforts by the Maricopa County Department of Environmental Services to reduce emissions sufficiently to reach and maintain National Ambient Air Quality Standards by 1999 in county non-attainment areas.

Objective 2E2 Minimize vehicle traffic noise on sensitive land uses.

ECONOMIC DEVELOPMENT

Maricopa County has the power to intervene as a catalyst or facilitator for quality development in the region. Thoughtful land use decisions, comprehensive transportation planning, and sensitive environmental controls, combined with economic development opportunities, should aid in the generation of quality jobs and contribute to the enhancement of the quality of life for residents and communities.

GOALS, OBJECTIVES, AND POLICIES

The goal of the Economic Development Element is to:

Promote a growing balanced, efficient, and diversified economy, consistent with available resources, that enhances quality employment opportunities, improves quality of life, and is sensitive to the natural and cultural environment.

Within this goal, the following objectives apply.

Objective ED1 Expand quality employment opportunities and capital investment.

Objective ED2 Encourage employment opportunities proximate to housing.

Objective ED4 Enhance opportunities for education and labor training in the region.

AGENDA FOR ACTION

It is important to identify short-term goals and tasks that can be undertaken soon after plan adoption. The Agenda for Action presents an overview of the tasks to be undertaken immediately upon plan adoption.

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“Cities and landscapes are the tangible expression of our material and spiritual worth ... They express and define how we use or waste our resources, energy, time and land.”

Leon Krier

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ACKNOWLEDGMENTS

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